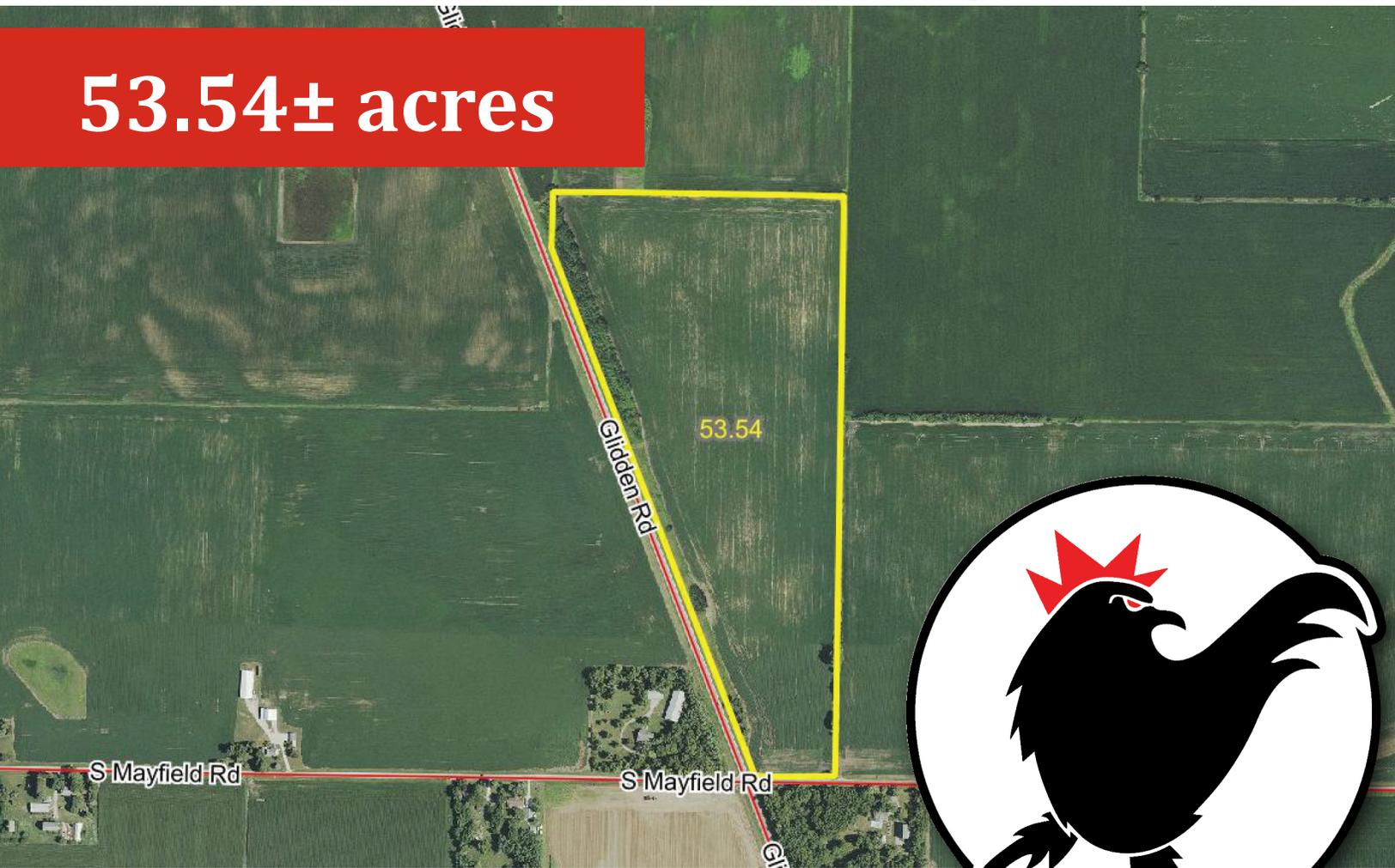


ROOSTER AG'

REAL ESTATE

DeKalb County, IL

53.54± acres



\$33,000 Per Acre

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Dalton Jahntz, Broker

Email: dalton@roosterag.com

Phone: 630.525.1431



About the Property

The Glidden Road Solar Farm is 53.54± acres located in Section 33, Mayfield Township, DeKalb County, IL. This property is situated at the NEC of Glidden Road and S. Mayfield Road.

GROSS ACRES:	53.54±
ESTIMATED RE TAXES	\$2,798.30
PRICE PER ACRE	\$33,000.00

Exceptional income generating investment!

The Glidden Road Solar Farm is a high rental income investment with a long-term solar lease.

The solar lease can provide a stable, long-term income stream with minimal involvement.

There is a 20-year solar lease that started in 2025. Solar company will cover any more taxes over Agriculture Tax.

Be a part of renewable energy generation.

A terrific opportunity you won't want to miss out on!



Aerial drone footage of this property is currently not available.

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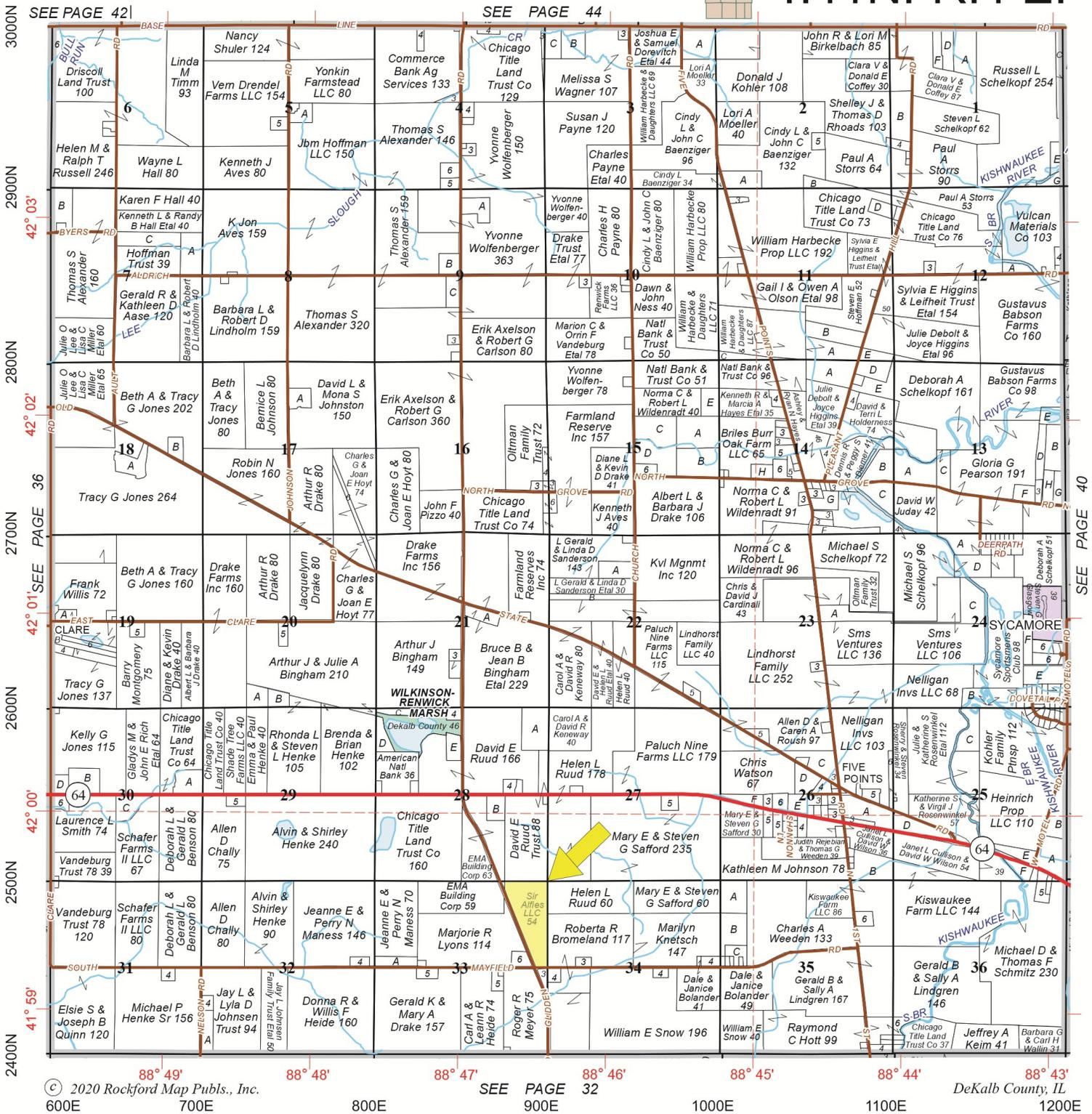


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MAYFIELD

Refer to page 57 for keyed parcels
T.41N.-R.4 E.



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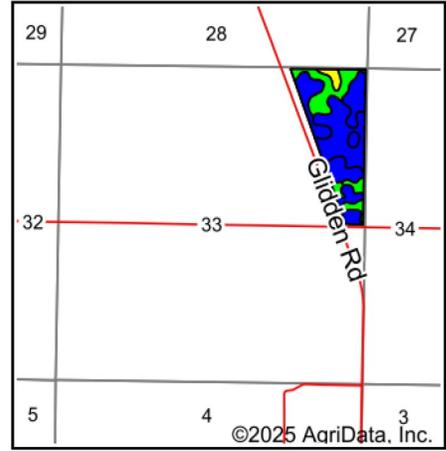
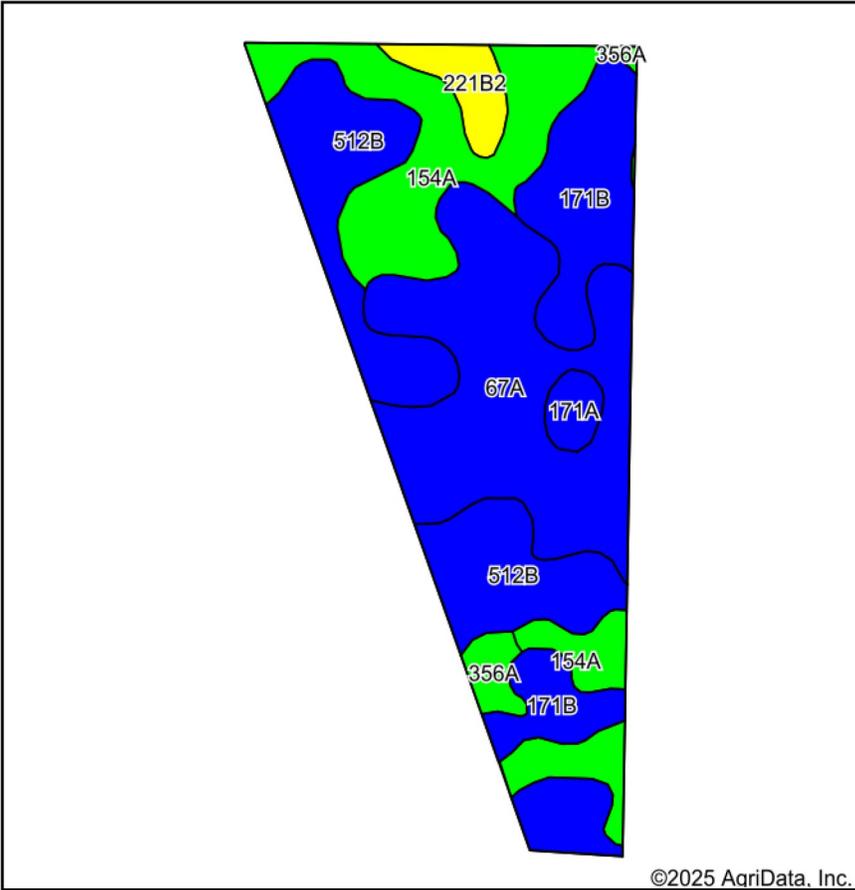
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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **33-41N-4E**
 Township: **Mayfield**
 Acres: **48.5**
 Date: **9/24/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Crop productivity index for optimum management
**67A	Harpster silty clay loam, 0 to 2 percent slopes	14.56	30.1%	Blue	**133
154A	Flanagan silt loam, 0 to 2 percent slopes	10.79	22.2%	Green	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	10.60	21.9%	Blue	**137
**171B	Catlin silt loam, 2 to 5 percent slopes	8.94	18.4%	Blue	**137
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.62	3.3%	Yellow	**113
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.07	2.2%	Light Green	**144
**171A	Catlin silt loam, 0 to 2 percent slopes	0.92	1.9%	Blue	**137
Weighted Average					136.7

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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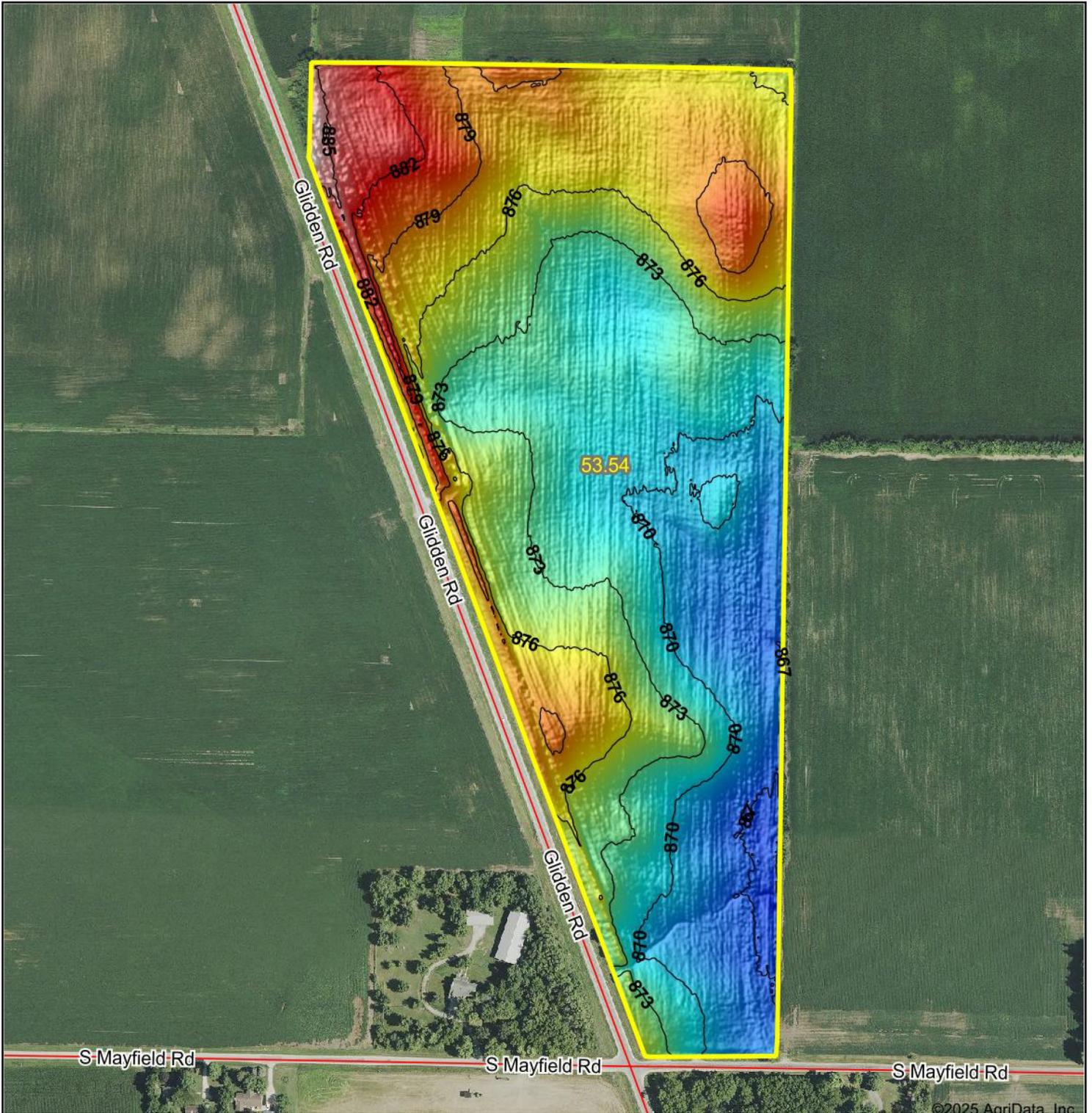
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